

Attachment 5

COUNTY OF SAN LUIS OBISPO DEPARTMENT OF PLANNING AND BUILDING STAFF REPORT



Promoting the wise use of land
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Planning Commission

| | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
| MEETING DATE October 22, 2015 EFFECTIVE DATE November 6, 2015 | CONTACT/PHONE Airlin M. Singewald (805) 781-5198 asingewald@co.slo.ca.us | APPLICANT San Luis Obispo Council of Governments / City of San Luis Obispo | FILE NO. DRC2014-00123 |
| SUBJECT A request by the San Luis Obispo Council of Governments and City of San Luis Obispo for a Conditional Use Permit to allow the construction of a new community identification sign to read "San Luis Obispo" and an exception to Section 22.20.060(C)(2) to allow for a 326 square foot signage area. The monument sign will act as a gateway to the city. The sign will have a mission style design with stucco finish, clay tiles, decorative bell, and stone base. The monument will not exceed 24 feet in height from the lowest point on grade to the tallest point on sign structure. The project will result in approximately 250 square feet of site disturbance on a 0.64-acre parcel in the Public Facilities land use category. The project is located on the southern corner of the intersection of southbound State Highway 1 and Highland Drive, bordering the northern limits of the City of San Luis Obispo in the San Luis Obispo Sub-area (north) of the San Luis Obispo planning area. | | | |
| RECOMMENDED ACTION Approve Conditional Use Permit DRC2014-00123 based on the findings listed in Exhibit A and the conditions listed in Exhibit B. | | | |
| ENVIRONMENTAL DETERMINATION A Class 3 categorical exemption was issued on August 15, 2015 (ED15-034). | | | |
| LAND USE CATEGORY Public Facilities | COMBINING DESIGNATION None | ASSESSOR PARCEL NUMBER 073-341-025 | SUPERVISOR DISTRICT(S) 5 |
| PLANNING AREA STANDARDS: San Luis Obispo Gateways | | | |
| LAND USE ORDINANCE STANDARDS: Signs, Setbacks, Landscape Plans | | | |
| EXISTING USES: Vacant | | | |
| OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Building Division, Public Works, Cal Trans, and City of San Luis Obispo | | | |
| SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Public Facilities / Cal Poly faculty housing <i>South:</i> City of San Luis Obispo / apartments | | <i>East:</i> Agriculture, Public Facilities / Cal Poly campus <i>West:</i> City of San Luis Obispo / apartments, single family residences | |
| TOPOGRAPHY: Gently sloping to moderately sloping | | VEGETATION: Non-native grasses | |
| PROPOSED SERVICES: Water supply: City of San Luis Obispo Sewage Disposal: N/A Fire Protection: Cal Fire | | ACCEPTANCE DATE: July 23, 2015 | |
| ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER γ SAN LUIS OBISPO γ CALIFORNIA 93408 γ (805) 781-5600 γ FAX: (805) 781-1242 | | | |

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Conditional Use Permit DRC2014-00123 / San Luis Obispo Council of Governments

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PROPOSED PROJECT

The proposed project is a request by the San Luis Obispo Council of Governments (SLOCOG) and City of San Luis Obispo to construct a new community identification sign to read “San Luis Obispo.” The sign would be located at the City’s northern gateway, at the southwest corner of Highway 1 and Highland Drive, and would face southbound traffic entering San Luis Obispo on Highway 1. The sign would be a monument design with a maximum height of 24 feet and sign area of 326 square feet. Conditional Use Permit approval is required to modify the 100 square-foot sign area and 12-foot height limit for a community identification sign.

As the County’s Regional Transportation Planning Agency, SLOCOG is responsible for allocating state and federal funds for transportation-related projects. SLOCOG is acting as the lead on this project because it is the recipient of a National Scenic Byways Program grant from the Federal Highway Administration (FHWA) to construct the monument sign. On May 16, 2011, the City’s Architectural Review Committee (ARC) reviewed and approved the City’s Wayfinding Program, including the design of the Highland Drive gateway sign. The design was also reviewed by the City’s Promotional Coordinating Committee, the Cultural Heritage Committee, and the City Council. The City is funding approximately half the project cost.

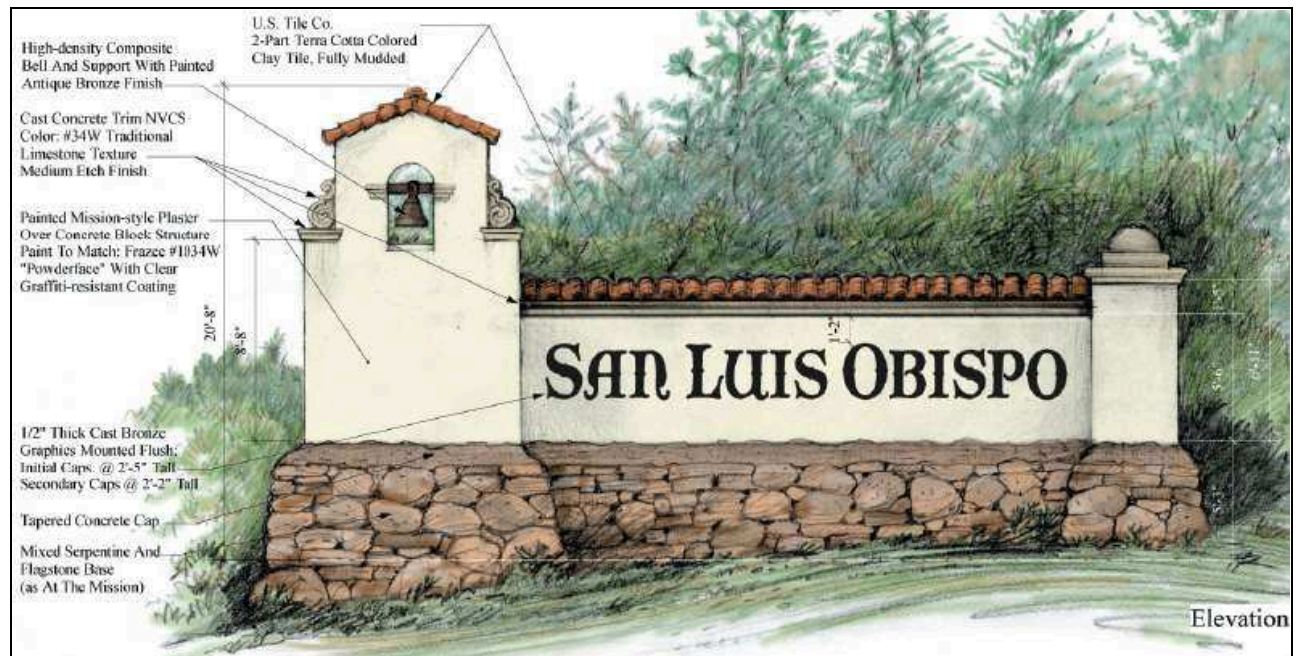


Figure 1: Proposed Monument Sign

The design of the monument sign is based on historical references to the Mission, Mission School, historic Motel Inn (at north end of Monterey Street) and a Spanish-style word mark found in historic photos of the San Luis Obispo Train Station. The sign’s base, which is about 38 feet wide, is a mix of serpentine and flagstone similar to the above ground foundation of the Mission. The sign’s tallest feature is a bell tower reaching a height of 24 feet above ground level. The sign’s facade is composed of hand-troweled mission-style plaster, capped with terra cotta colored clay tile. The display area of the sign is 326 square feet and reads San Luis Obispo in flush-mounted cast bronze letters.

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According to the ARC staff report, the scale of the sign structure was determined by the size of the message it was designed to accommodate. The 24" height of the letters was arrived at by calculating the viewing distance (up to 250 feet away and 60 feet laterally from traffic lane) and factoring in the traffic speed (up to 55 mph). The City ARC staff report for the City's Wayfinding Program notes that one criticism of the City's existing gateway signs on Highway 101 is that they are too small to be adequately noticed. The proposed monument sign is designed to be grander in scale to create a sense of entry into the City along Highway 1.

When viewed from Highway 1 southbound, the sign would be backdropped by a grove of mature eucalyptus trees. The project also proposes a landscape plan, which would include the planting of small accent shrubs around the base of the sign and a combination of wildflowers and groundcovers in the foreground closer to the adjoining streets. Groupings of coast live oaks and deodar cedars are proposed behind the sign to provide a future backdrop of large-scale trees when and if the eucalyptus trees are ultimately thinned out or replaced.

The San Luis Obispo Area Plan of the County Land Use Element notes that a San Luis Obispo gateway sign is needed at the City's entrance on Highway 1.

LAND USE ORDINANCE STANDARDS

Section 22.20.060 – Signs Allowed – Type and Area

Land Use Ordinance Section 22.20.060(C)(2) allows for one community identification sign at or within an urban or village reserve line on each arterial street entering a community with a maximum area of 100 square feet and a maximum height of 12 feet. The sign may include the community name, slogans or mottos, names of civic or religious organizations, but no names of businesses or commercial products. Subsection D allows for larger signs with Conditional Use Permit approval.

The monument sign would have a maximum height of 24 feet above grade and a sign area of 326 square feet. Since this exceeds the 12-foot height limit and 100 square-foot sign area size limit, the project requires Conditional Use Permit approval. As described above (see Proposed Project), the size of the sign area was determined based on the viewing distances and average traffic speed on this section of highway. The large size and scale of the sign is also to create a sense of entry into the city.

Another consideration is that the size limits for community signs were likely determined based on the scale of the county's unincorporated communities and villages. As the largest city in the county and economic and political center of the region, a larger gateway sign is appropriate for San Luis Obispo.

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Section 22.20.070 – Sign Construction Standards

The design and construction of signs shall comply with Uniform Sign Code Sections 401 through 1402, and the following:

- A. Height. The height of any sign or sign support structure shall be a maximum of 24 feet, or no higher than the building, whichever is less, except where otherwise provided by Section 22.20.060 (Sign Design Standards).
- B. Lighting. Signs shall be indirectly lighted by continuous, stationary, shielded light sources, directed solely at the sign, or internal to it.

The proposed project complies with this standard because the applicant has applied for a Conditional Use Permit to allow for a maximum height of 24 feet. The project is conditioned to require a lighting plan consistent with this standard.

Section 22.10.140 – Setbacks

The required setbacks for this parcel are as follows: front – 25 feet, side – 10 feet, and rear – 10 feet.

The proposed monument sign has a front setback of 94'-2" from Highland Drive; a 75' side setback from Ferrini Road, and a 1' side setback from the Cal Trans right-of-way on Highway 1.

Section 22.20.060(C) states that the setback requirements for freestanding signs may be adjusted through Conditional Use Permit approval. The applicant is requesting an adjustment to allow the sign to be located within the 10' side setback from Highway 1. The sign would be located within 1' of the Highway 1 right-of-way. The location for the sign was determined in consultation with Cal Trans to maximize visibility from Highway 1 while minimizing traffic safety concerns.

Section 22.16.020 – Landscape Plans

Public projects that require land use permit approval shall include a landscape plan. The project complies with this standard because the applicant submitted a landscape and irrigation plan consistent with the requirements of this section. As described above, the landscape plan includes the planting of small accent shrubs around the base of the sign and a combination of wildflowers and groundcovers in the foreground closer to the adjoining streets. Groupings of coast live oaks and deodar cedars are proposed behind the sign to provide a future backdrop of large-scale trees when and if the eucalyptus trees are ultimately thinned out or replaced.

PLANNING AREA STANDARDS / AREA PLAN PROGRAMS

There are no planning area standards applicable to this project. San Luis Obispo Area Plan Areawide Program #4 encourages the County to work with the City to prepare and implement policies to protect, improve and restore the entryways to the city along the main road corridors. One of the recommended policies is to "obtain highway signage with Cal Trans that provides

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information about institutional and commercial destinations within San Luis Obispo.” Approval of the proposed project would help to implement this General Plan policy.

AGENCY REVIEW

| | |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Public Works: | A stormwater control plan is not required. Finishing of the curb, gutter, and sidewalk is not required. (Tim Tomlinson, April 17, 2015) |
| Cal Fire: | No concerns. |
| Building: | A building permit is required. (Michael Stoker, April 16, 2015) |
| City of San Luis Obispo: | Supports project. |

LEGAL LOT STATUS

The one existing parcel is former highway right of way property that was superseded by a change in the location of State Highway 1. In 1975 the California Highway Commission relinquished this parcel to the City of San Luis Obispo for use as a city street per recorded document, Volume 1871 of Official Records, Pages 902-903.

Staff report prepared by Airlin M. Singewald and reviewed by Karen Nall.

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EXHIBIT A – FINDINGS

Conditional Use Permit DRC2014-00123 / SLOCOG Monument Sign

Environmental Determination

- A. The project qualifies for a Class 3 Categorical Exemption, pursuant to State CEQA Guidelines Sections 15303 because it would involve the construction of a new monument sign with an approximate footprint of 250 square feet, and would not require the removal of native trees or vegetation. No measures beyond those required by the County's ordinances are necessary to address the potential impacts from the proposed project.

Conditional Use Permit

- B. The proposed project is consistent with the San Luis Obispo County General Plan as the proposed use is an allowed use and, as conditioned, is consistent with all applicable General Plan policies.
- C. As conditioned, the proposed project satisfies all applicable provisions of Title 22 of the County Code.
- D. The establishment and subsequent operation of the proposed project will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the project does not generate activity that presents a potential threat to the surrounding property and buildings.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the proposed monument sign will result in development that will not conflict with the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project, because the project is located on Highland Drive, a collector constructed to a level able to handle any additional traffic associated with the project.

Sign Ordinance Modifications

- G. The maximum allowable sign area of 100 square feet and height of 12 feet is modified to allow for the proposed 24-foot tall monument sign with a 326 square-foot sign area. This modification is appropriate for this particular project for the following reasons:
- i. The size and scale of the sign was determined based on the viewing distance (up to 250 feet away and 60 feet laterally from traffic lane) and factoring in the traffic speed (up to 55 mph);
 - ii. The large size and scale of the sign is intended to create a sense of entry into the city.
 - iii. The project is a community identification sign for the City of San Luis Obispo, which is the largest and most populous city in the county and the economic and political center of the region.
- H. The required 10-foot side setback is modified to allow the monument sign to be located within 1' of the Highway 1 right-of-way. The location for the sign was determined in consultation with Cal Trans to maximize visibility from Highway 1 while minimizing traffic safety concerns.

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EXHIBIT B – CONDITIONS OF APPROVAL Conditional Use Permit DRC2014-00123 / SLOCOG Monument Sign

Approved Development / Use

1. This approval authorizes the following development / use:
 - a. Construction of a community identification monument sign to read “San Luis Obispo” located at the southwest corner of Highland Drive and Highway 1.
 - b. An exception to the 100 square-foot sign area and 12-foot height limit is hereby approved to allow for a 24-foot tall sign (measured from lowest point below sign) with a 326 square-foot sign area.
 - c. An exception to the 10’ side setback requirement is hereby approved to allow the sign to be located within 1 foot of the Highway 1 right-of-way.
 - d. The project will result in approximately 250 square feet of site disturbance on a 0.64-acre parcel in the Public Facilities land use category.
2. All development shall be consistent with the approved site plan, equipment plan, and architectural elevations.

Conditions to be completed prior to issuance of a construction permit

Lighting Plan

3. **Prior to issuance of a construction permit**, the applicant shall submit a lighting plan to the Department of Planning and Building for review and approval. The monument sign shall be indirectly lighted by continuous, stationary, shielded light sources, directed solely at the sign.

Public Services / Utilities

4. **Prior to issuance of a construction permit**, the applicant shall obtain and implement a “Fire Safety Plan” that has been approved by CAL FIRE.

Fire Safety

5. **Prior to issuance of a construction permit**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code.

Conditions to be completed during project construction

Fire Safety

6. **During construction**, activities that pose an ignition source will have to comply with fire safety laws. This includes welding activities and use of heavy equipment. All equipment must be in compliance. Consideration of fuel breaks or other treatment shall occur in construction area. If a fire ignites due to construction activities the responsible party may be liable for suppression costs.

On-going conditions of approval (valid for the life of the project)

7. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 22.64.070 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 22.64.080 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.

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8. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.
9. The monument sign shall be properly maintained for the life of the project.

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SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



PROJECT

Conditional Use Permit
SLO Gateway Monument Sign / DRC2014-00123

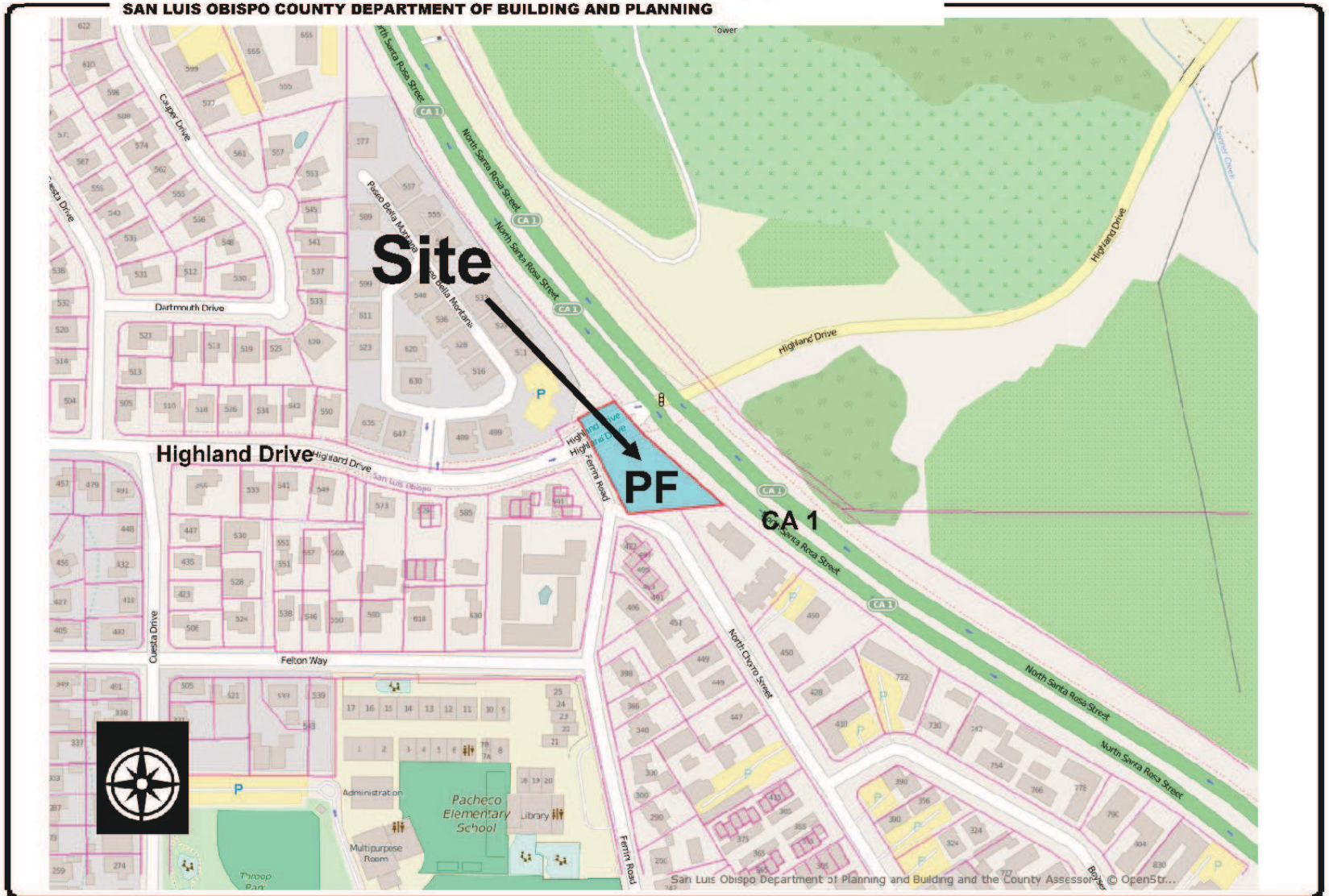


EXHIBIT

Vicinity Map

Attachment 5

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



PROJECT

Conditional Use Permit
SLO Gateway Monument Sign / DRC2014-00123

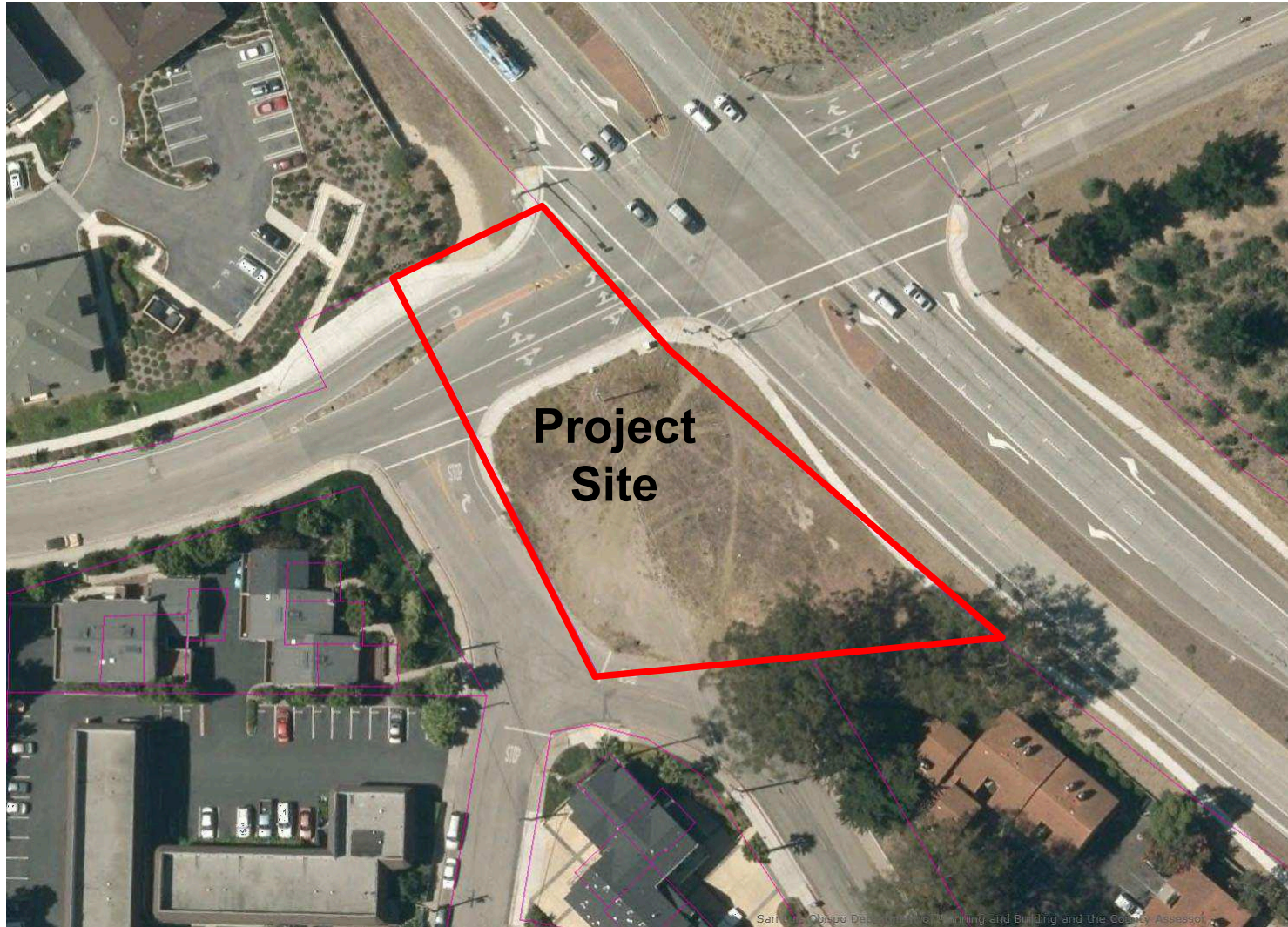


EXHIBIT

Land Use Category Map

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SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



PROJECT

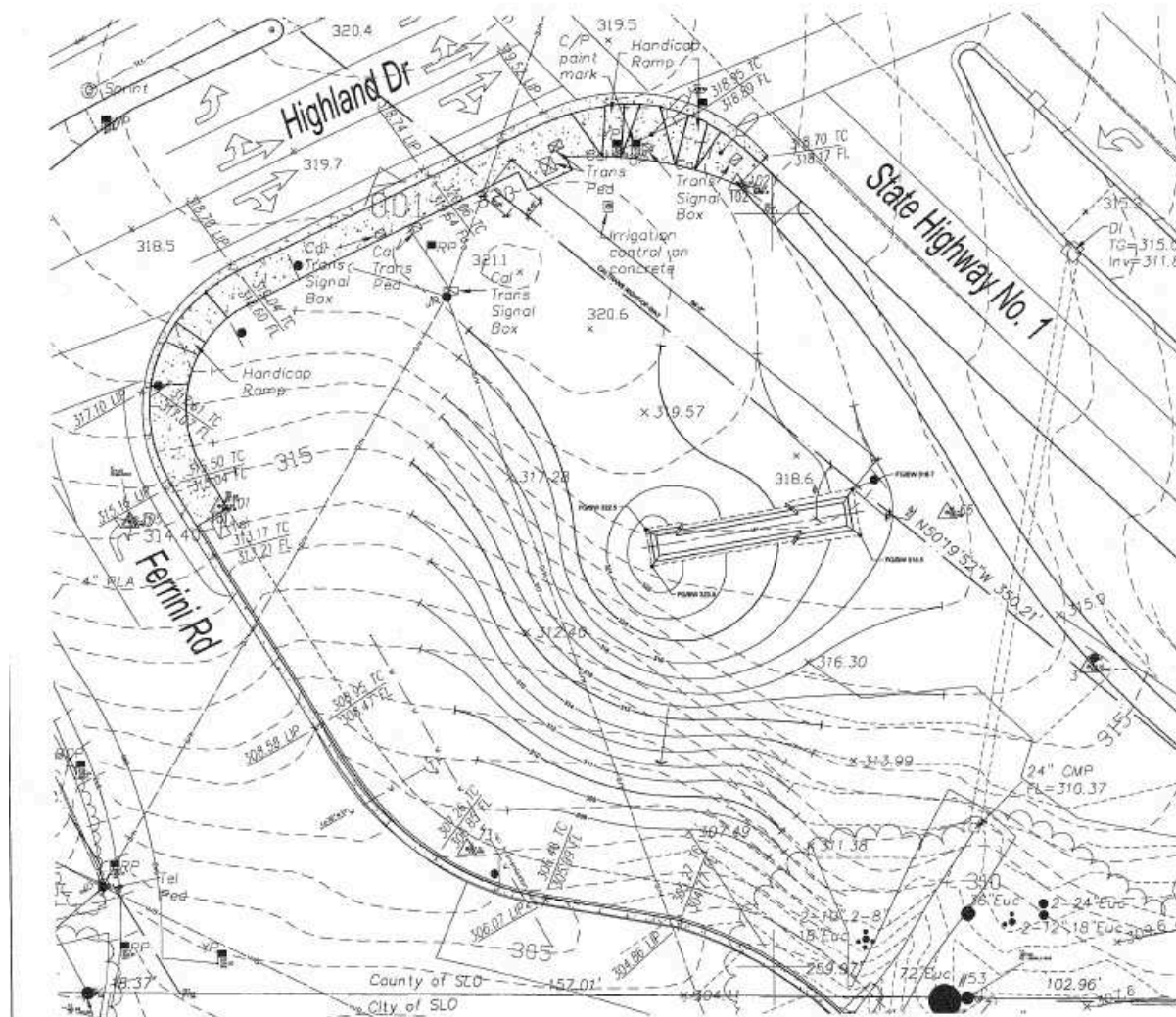
Conditional Use Permit
SLO Gateway Monument Sign / DRC2014-00123



EXHIBIT

Aerial Photograph

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

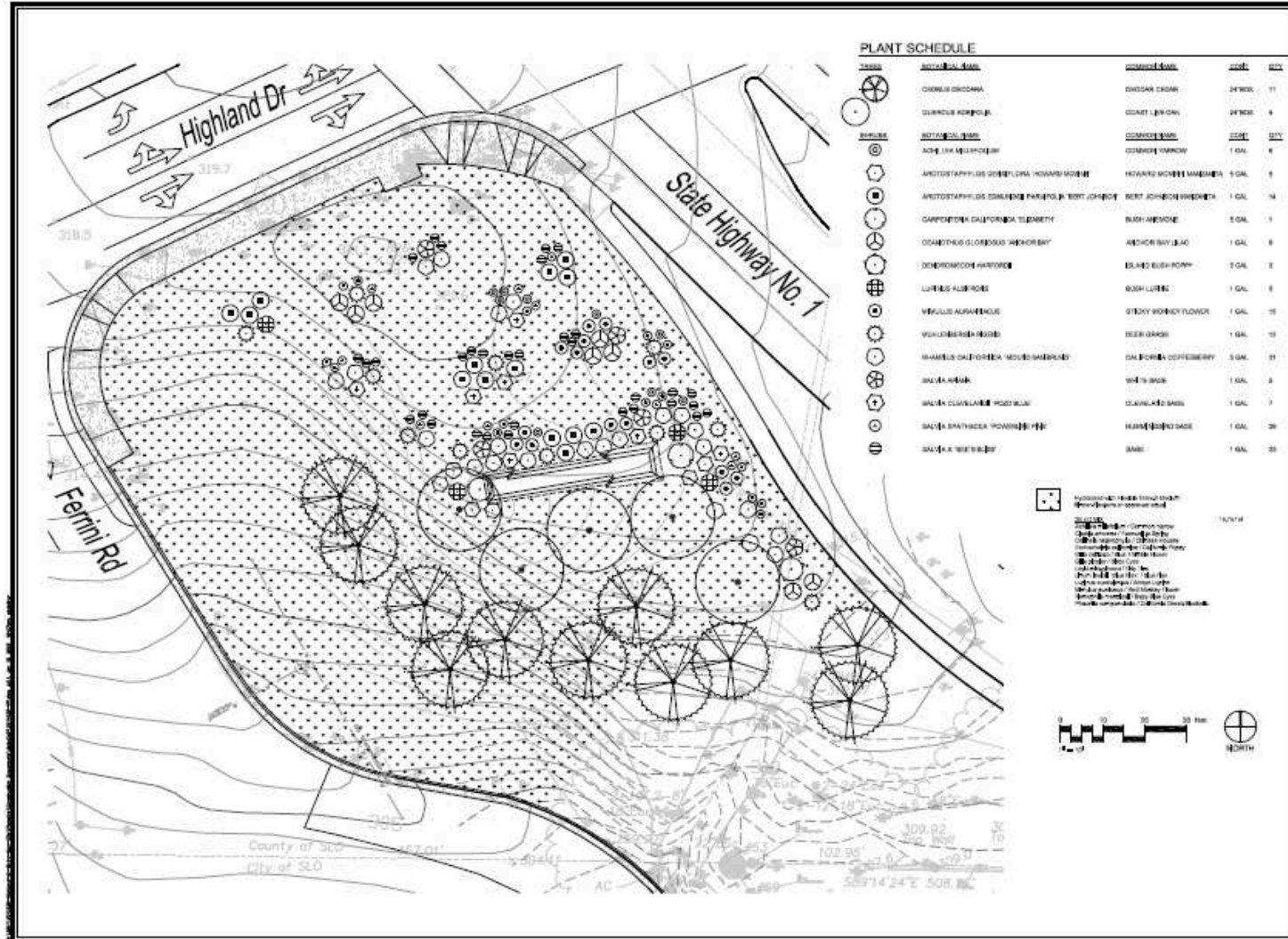


SLO Gateway Monument Sign / DRC2014-00123



Site Plan

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



PROJECT

Conditional Use Permit
SLO Gateway Monument Sign / DRC2014-00123



EXHIBIT

Landscaping Plan

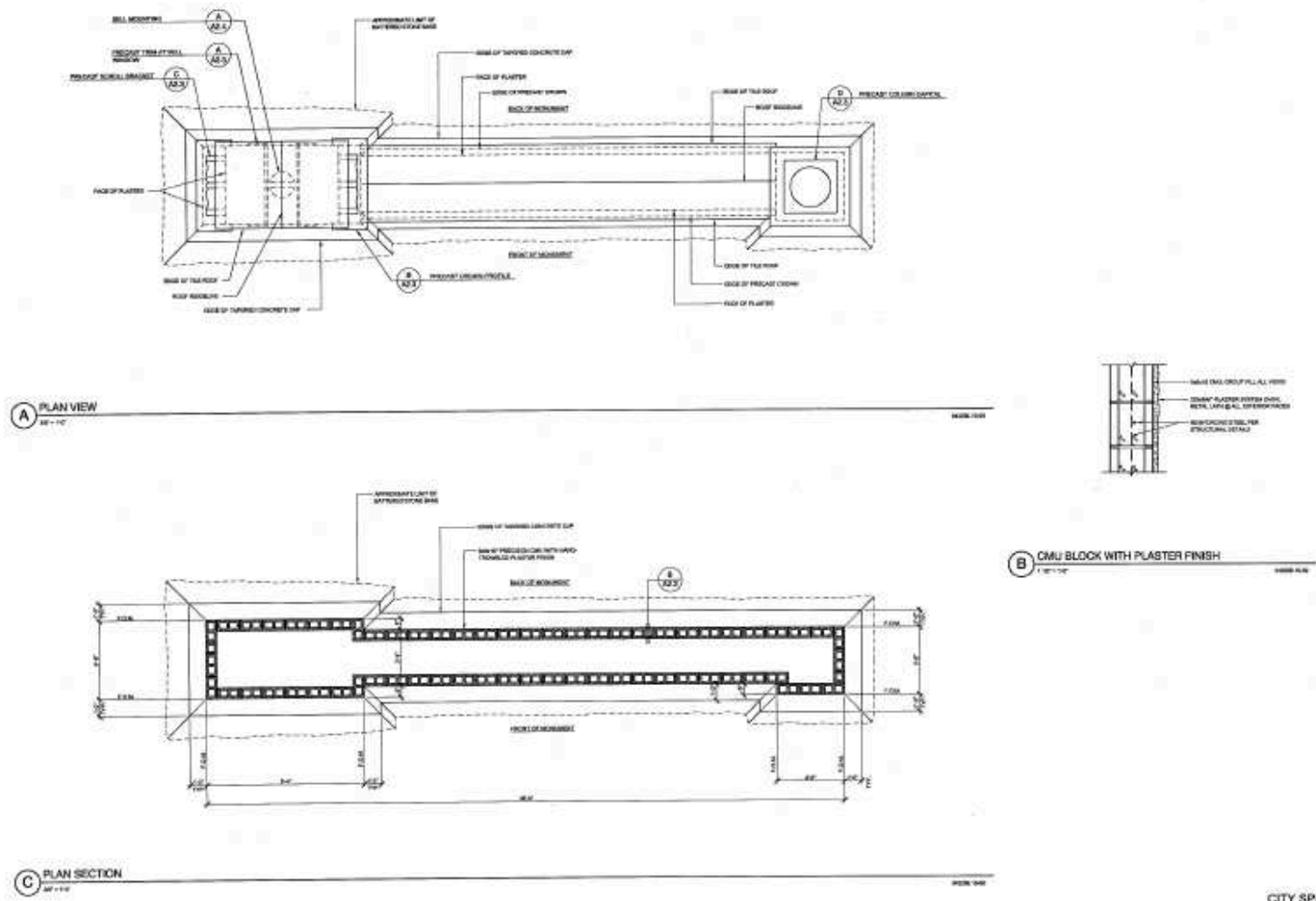
SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



Monument Front Elevation

Attachment 5

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



PROJECT

Conditional Use Permit
SLO Gateway Monument Sign / DRC2014-00123

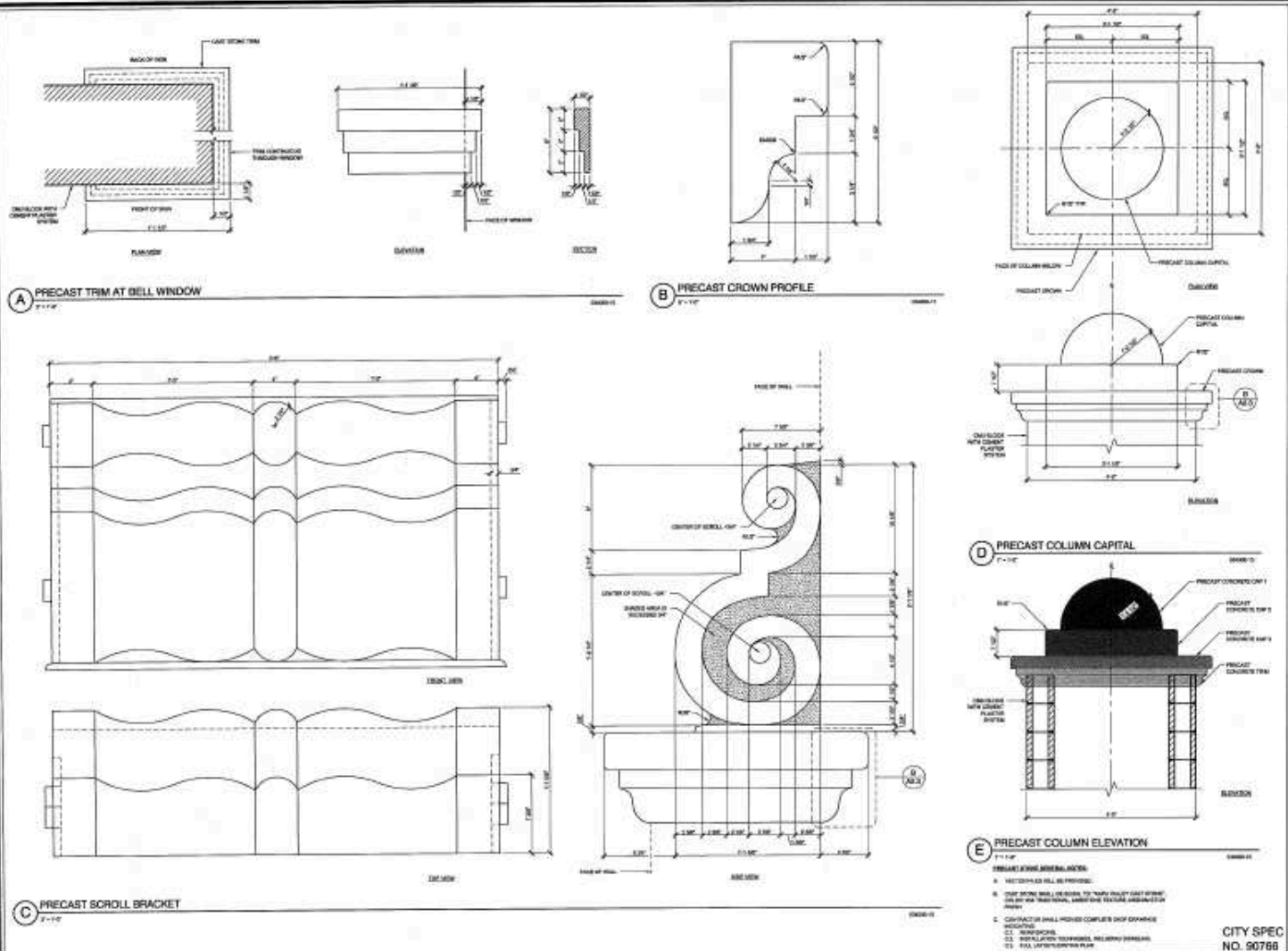


EXHIBIT

Construction Details 1

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SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



PROJECT

Conditional Use Permit
 SLO Gateway Monument Sign / DRC2014-00123

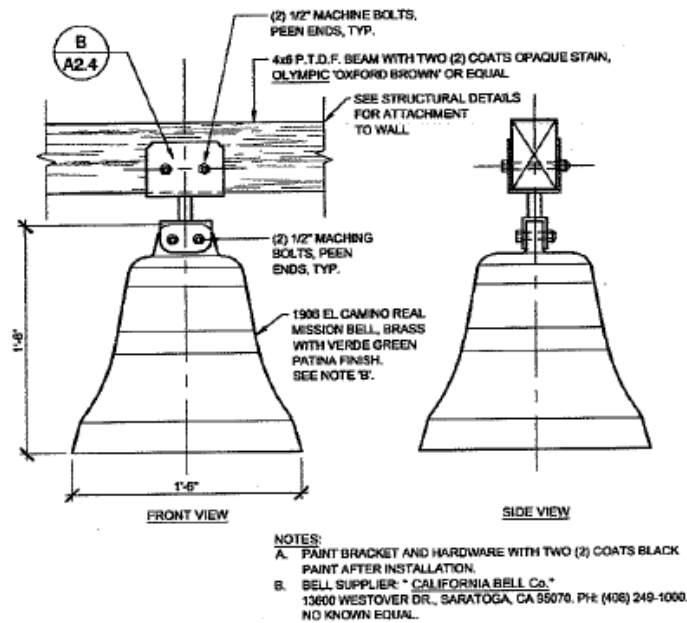


EXHIBIT

Construction Details 2

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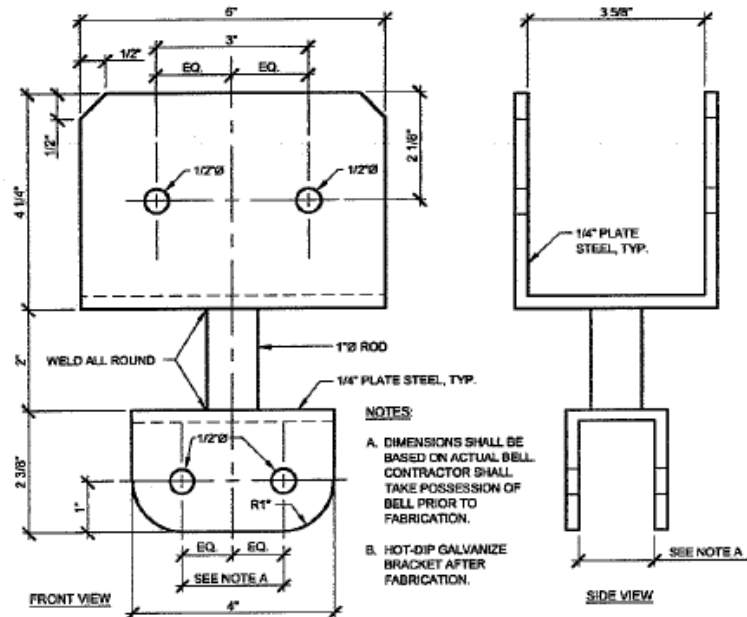
SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



A BELL MOUNTING

1 1/2" = 1'-0"

050000-02



B BELL MOUNTING BRACKET

6\" = 1'-0"

050000-01

PROJECT

Conditional Use Permit
SLO Gateway Monument Sign / DRC2014-00123

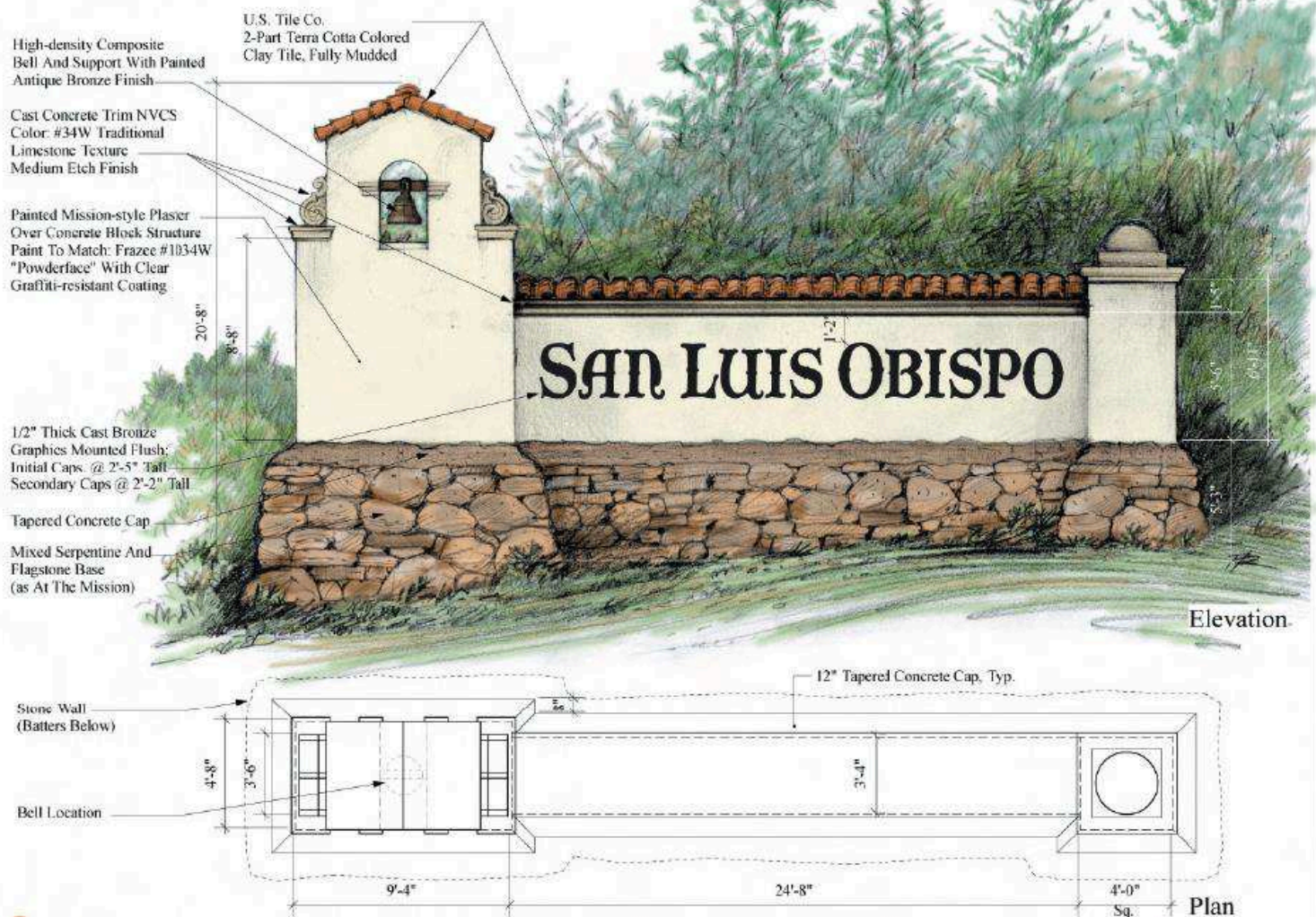


EXHIBIT

Construction Details 3

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SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



PROJECT

Conditional Use Permit
SLO Gateway Monument Sign / DRC2014-00123



EXHIBIT

Design Details

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SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



PROJECT

Conditional Use Permit
SLO Gateway Monument Sign / DRC2014-00123



EXHIBIT

Photo-simulation Looking South from Hwy 1

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Attachment 4



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 4/13/2015

RECEIVED APR 15 2015

TO:

Cal Fire

FROM: Airlin Singewald (805-781-5198 or asingewald@co.slo.ca.us)
South County Team / Development Review

PROJECT DESCRIPTION: DRC2014-00123 SLO CITY – Proposed conditional use permit to construct a gateway monument sign displaying the name of the city. Footprint at base is approximately 42 ft x 8 ft at maximum, but dimensions vary. Approximate square footage is 326 sf. Site location is southwest corner of intersection at Highland Dr and Hwy 1. APN: 073-341-025

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

☒ YES
☐ NO

(Please go on to PART II.)

(Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☐ YES

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

☒ NO

(Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

CAL FIRE / COUNTY FIRE -

NO SIGNIFICANT CONCERNS RELATIVE TO PROVIDING FOR FIRE / LIFE SAFETY.

4/20/15
Date

Name

BULLARD

Phone

513-4244

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600

EMAIL: planning@co.slo.ca.us • FAX: (805)781-1242 • WEBSITE: http://www.sloplanning.org

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Attachment 4



FW: Highway 1 monument sign
Fraser, Bridget to: mhanebutt@co.slo.ca.us

05/06/2015 10:45 AM

2 attachments



10-18-2011 CAR 90740 Directional Signs - Program Adoption-b6.pdf



Resolution 10311wayfindingprogrammonumentsign.pdf

Hi Michael,

The San Luis Obispo entry monument proposed for the corner of Highway 1 and Highland Ave at the northerly City limits is included as part of a Highway 1 Scenic Byway project administered by SLOCOG. The City of SLO was responsible for the local design approvals and preparation of the draft construction documents for this monument. SLOCOG is the lead on the State and county approvals.

I have attached the following documents as evidence of the City Council's approval and support of this Highland entry monument,:

Council Agenda Report of 10-18-2011- discussion and approval of the City Wayfinding Program as well as the Highland Monument

Resolution 10311 - Council approval of the City Wayfinding Program and the plan for the Highland Entry Monument

Council Agenda Report of 7-15-2014 – Approves \$125,000 match of City funds to support construction of the Highland Monument

Council has been in support of this project as shown through the approval of the design in 2001 and by the commitment of \$125,000 (approximately 1/2 the cost of the SLO monument) of city funds last July.

Please let me know if you need further information.

Regards,

Bridget Fraser
Senior Civil Engineer



**CITY OF
SAN LUIS OBISPO**

Public Works
Engineering
919 Palm Street, San Luis Obispo, CA 93401-3218
E bfraser@slocity.org
T 805.781.7192
slocity.org

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Attachment 4
SAN LUIS OBISPO COUNTY
DEPARTMENT OF PUBLIC WORKS

Wade Horton, Director

County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252
Fax (805) 781-1229 email address: pwd@co.slo.ca.us

MEMORANDUM

Date: April 17, 2015
To: Airlin Singewald, Project Planner
From: Tim Tomlinson, Development Services
Subject: **Public Works Comments on DRC2014-00123, City of SLO CUP, Highland Ave, Cayucos, APN 073-341-025**

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

Public Works Comments:

- A. The project appears to not meet the applicability criteria for a Stormwater Management (it creates or replaces less than 2500 sf of impervious area). Therefore no Stormwater Control Plan is required.

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Attachment 4



Fw: DRC2014-00123 SLO CITY, South County E-Referral, CUP, San Luis Obispo

Airlin Singewald to: Michael Hanebutt

04/29/2015 11:07 AM

Airlin Singewald
San Luis Obispo County
Department of Planning and Building
(805) 781-5198
asingewald@co.slo.ca.us

----- Forwarded by Airlin Singewald/Planning/COSLO on 04/29/2015 11:07 AM -----

From: Michael Stoker/Planning/COSLO
To: Airlin Singewald/Planning/COSLO@Wings
Cc: Cheryl Journey/Planning/COSLO@Wings, Stephen Hicks/Planning/COSLO@Wings
Date: 04/16/2015 12:37 PM
Subject: Re: DRC2014-00123 SLO CITY, South County E-Referral, CUP, San Luis Obispo

Airlin,

Please find the building departments comments for DRC2014-00123 below. Please let me know if you have any questions.

In regards to this preliminary review, a building permit is required. The drawings specify the work to be completed consists of a new 326 sq. ft monument sign which displays the name of the city. A California State licensed design professional (Architect/Engineer) shall prepare plans in compliance with current codes adopted by the County of San Luis Obispo (2013 California Building Standards Codes and Title 19 of the SLO County Codes).

While a thorough plan review will be conducted at the time of the building permit application, the following items are noted to assist design review;

- 1) Provide structural plans and supporting documentation for the design of the monument sign to verify compliance with the California Building Standards Codes and referenced standards.
- 2) If the sign is illuminated, provide details for the electrical wiring and to show the disconnect complies with the requirements of CEC 600.6.
- 3) Provide OLTG lighting forms for the exterior lighting (if the sign is illuminated)

Thanks

Michael Stoker
Building Division Supervisor, CASp
805.781.1543

